

<b>GENERAL SERVICES ADMINISTRATION</b> <b>PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 13  TO LEASE NO. GS-04B-48850
ADDRESS OF PREMISES 2805 SW 145 <sup>th</sup> Avenue, Miramar, FL 33027	PDN Number: NA

**THIS AMENDMENT** is made and entered into between **Miramar GSA ICE, LLC**

whose address is: 1 North Wacker Dr. Ste 4025  
Chicago, IL 60606-2807

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

**WHEREAS**, the parties hereto desire to amend the above Lease.

**NOW THEREFORE**, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective September 1, 2019, as follows:

The purpose of this Lease Amendment is to commence rent payment for the (b) (4) adjacent to the above mention leased location.

I. Paragraph 2 of Standard Form 2 of the Lease and all subsequent Lease Amendments is hereby amended with the following:

2. TERM:

A. TO HAVE AND TO HOLD the said premises with their appurtenances for (b) (4) years firm term beginning on (b) (4) subject to termination and renewal rights, as may be hereinafter set forth.

B. (b) (4)

This Lease Amendment contains 2 pages.

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

**FOR THE LESSOR:**

**FOR THE GOVERNMENT:**

(b) (6)  
Signature: \_\_\_\_\_  
Name: THOMAS M. CICOTELLO  
Title: AUTHORIZED SIGNATORY  
Entity Name: MIRAMAR GSA ICE, LLC  
Date: 9-1-19

(b) (6)  
Signature: \_\_\_\_\_  
Name: Danilo Galan  
Title: Lease Contracting Officer  
GSA, Public Buildings Service  
Date: 9/6/2019

**WITNESSED FOR THE LESSOR BY:**

(b) (6)  
Signature: \_\_\_\_\_  
Name: JEFFREY W. HURVITZ  
Title: AUTHORIZED SIGNATORY  
Date: 9-1-19

II. Paragraph 3 of Standard Form 2 of the Lease and all subsequent Lease Amendments is hereby amended with the following:

3. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

FIRM TERM 9/1/2019 - 9/27/2025	
ANNUAL RENT	
SHELL RENT <sup>1</sup>	(b) (4)
TENANT IMPROVEMENTS RENT <sup>2</sup>	(b) (4)
OPERATING COSTS <sup>3</sup>	(b) (4)
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) <sup>4</sup>	(b) (4)
PARKING <sup>5</sup>	(b) (4)
PARKING <sup>6</sup>	(b) (4)
TOTAL ANNUAL RENT	(b) (4)

<sup>1</sup>Shell rent calculation:

(Firm Term) (b) (4) per RSF multiplied by (b) (4) RSF

<sup>2</sup>The Tenant Improvement Allowance of (b) (4) is amortized at a rate of (b) (4) per annum over (b) years.

<sup>3</sup>Operating Costs rent calculation (b) (4) per RSF multiplied by (b) (4) RSF. Operating rent is inclusive of CPI through (b) (4).

<sup>4</sup>Building Specific Amortized Capital (BSAC) of (b) (4) are amortized at a rate of (b) (4) percent per annum over (b) years and (b) months.

<sup>5</sup>Parking costs are for (b) (4) and (b) (4) reflecting a rate of (b) (4) per parking space per month.

<sup>6</sup>Parking costs are for (b) (4) additional general parking spaces reflecting a rate of (b) (4) per space per month.

The remainder of this page is left intentionally blank.

INITIALS:

*JMC*  
LESSOR

&

*DJG*  
GOV'T